

DISTRICT ADVISORY BOARD (DAB) I

MEETING MINUTES

Monday, March 4, 2008

6:30 p.m.

Atwater Community Center, 2755 E. 19th, Wichita, Kansas 67214

Members Present

Council Member Lavonta Williams
Treatha Brown-Foster
Gerald Domitrovic
Gail Finney
Lori Lawrence
Janice Rich
Steve Roberts
Benjamin Stiff
James Thompson
Adam Thomsen
Shontina Tipton*

Guests

Karen Lippoldt, 4105 E. 47th St. South
Ted Rieck, Transit Consultant
Phil Meyer, 351 Ellis
Judy Warren 640 S. Estelle
Janet Wilson, 1152 N. Estelle
Mary Jo Bond, 4024 Charron
Gert Coldwell, 1217 N. Estelle
Eugene Smith, 2220 N. Roosevelt
Beverly Domotrovic, 1219 GW Drive

City of Wichita Staff Present

LaShonda Porter, Neighborhood Assistant
Jess McNeely, Planning Department
Officer Schwiethale, 22 Beat Walker, WPD
Officer Whyte, 34 Beat, WPD
Officer Warthern, 43, Beat, WPD

*Alternate

Order of Business

Call to Order

Council Member Williams called the meeting to order at 6:30 p.m. and welcomed the guests.

Approval of Minutes

Thompson made a correction to the minutes regarding the Neighborhood watch program, "to be considered an active Neighborhood watch, the group must meet at least twice a year."

Brown-Foster made a correction to the minutes regarding her update, she wanted the following included "The Post-Master, Animal Control, Manager of Mungers Post Office, will speak at the Northeast Millair Neighborhood Association on Saturday, March 15, 2008."

She also noted that the location may change due to the number of people planning to be in attendance. Porter offered the use of the Atwater Neighborhood City Hall, Brown-Foster will work with Porter if the location needs to be changed.

Roberts (Tipton) made a motion to approve the minutes with the noted changes. Motion carried **10:0**

Approval of Agenda

Roberts (Brown-Foster) made a motion to approve the agenda as submitted. Motion carried **10:0**

CM Williams thanked everyone for coming and asked that if anyone chose to speak that they state their name and address for the record.

Public Agenda

1. Agenda Items

No items submitted.

2. Off Agenda Items

Youthville MTFC, Karen Lippoldt, provided information on the Youthville foster care program. She noted that the program started over a year ago, and she was in attendance tonight to provide the Board with information about the program, as well as, see if there was anyone interested in hearing about the program. She explained that the program was a 6-9 month program that focuses on changing behaviors (behavior modification). Additionally, the Youthville program was unique in the realm that it looked at behavior modification, and referred to their foster parents as “professionals” because they were not looked at as parents, but professionals. As a foster care professional they receive extensive training to address the needs of the children and prepare for their return to their home environment.

Lippoldt also explained that the re-offending rate for this program is less than 2%, which is less than the normal rate for other foster care programs. **Lippoldt** talked about an individual in the program by the name of James. James was a 15 year old Hispanic who was breaking into homes and schools. James was also labeled as MR (mentally retarded) in the school system. James entered the Youthville program and by the time he finished the program he had not committed any crimes, had a 4.0 GPA, and was no longer labeled MR. Additionally, 7 months later he was at a 3.8 GPA, he has set goals, and has not committed any crimes.

Lippoldt also noted that as a part of the program they also meet with the parents every week, so that when the youth returns back to the home the parents are ready and have the tools available to help the child succeed. **Lippoldt** explain that their support system for families is great.

Tipton wanted to know how many children were currently in the program. **Lippoldt** advised that there were a total 8 children. **Tipton** also wanted to know why they use the term professionals instead of foster care parents. **Lippoldt** advised that the individuals received specialized training and the training is geared towards the specific needs of the children and behavior modification. Additionally, they are looked at as a mentor and not a parent.

Brown-Foster wanted to know if the children are placed back into the same situation. **Lippoldt** stated that we generally try to put the children back with their birth families, but while the children are in the program, the parents go through an intense therapy session (weekly) to prepare them for the return of the children. **Brown-Foster** had a follow up question wanting to understand who followed up with the parents. **Lippoldt** responded that MTFC does. She explained that the first three weeks that the children are in the program, there is no contact between the parent and children. Furthermore, by the time they have contact again, MTFC has had some therapy sessions with the family and that once the child is placed back in the home after care is offered to the family for one year.

Thompson wanted to know what the age group was for the children in the program. **Lippoldt** advised 12 to 18.

Brown-Foster wanted to know if Youthville did anything for college for the kids in the program. **Lippoldt** advised that any child in foster care gets to go to college for free.

Tipton wanted to know if the college assistance was for state schools only. **Lippoldt** advised that she was not certain.

The **Board** thanked **Lippoldt** for her presentation.

Staff Reports

3. Police Report

Officer Schwiethale, 22 Beat, advised that burglaries have increased by 100 – 200%; these burglaries are in a centralized area. The Police have made an arrest and since then no more burglaries have occurred. **Schwiethale** advised homeless individuals are generally not a big issue in the winter because of the shelter overflow that is made available; however, the contract with Mt. Zion has just ended so the problems will begin to increase.

The **Board** wanted to know if the individual arrested was a juvenile. **Officer Schwiethale** advised that no it was a homeless individual.

Officer Warthern, 43 Beat, noted that the crime trends are going down. He also noted that he has been diligently working on the issues at Fairmount Apartments. He noted that he is working in partnership with the Apartment Manager and the Office of Central Inspection to address the issues and concerns. **Officer Warthern** advised that he has also been made aware of gang recruitment at 9th & Grove and that he and his beat team are aware of the situation and working to resolve.

Officer Warthern also advised that **Officer Weber**, Beat 44 CP Officer is focusing on blighted properties and the Beat 44 survey. He noted that the START program is working and visible improvements have been made. **Officer Warthern** also reported that on the 46 Beat larcenies and robberies are up. He advised that **Officer Ward** is addressing the issue and that crimes have went down since Christmas. He noted that **Officer Ward** has a call tree list that he utilizes when issues arise and gets the information to the community as quickly as possible.

Thomsen wanted to know if he could add individuals to the list. **Warthern** advised that yes that was possible. **CM Williams** asked if **Thomsen** was thinking of Neighborhood Associations and Homeowners Association when asking if others could be added.

Board thanked **Officers** for their report.

CM Williams also noted that if anyone wanted an update on Beat 47 that Porter would get an update and send to the Board.

New Business

4. Wichita Transit

Ted Rieck, Tran Systems presented information of the Wichita Transit Five-Year Development Plan. **Rieck** advised that Trans Systems has been selected to develop the plan to guide Wichita Transit in providing public transportation services to Wichita. The guide will look at the fixed route services, marketing and financial activities. **Rieck** advised that the scope of services for the Transit Development Plan included:

- Review and analysis of previous planning efforts, system goals and objectives, land use information and socioeconomic data
- A marketing research campaign
- Recommendations for new or restructured fixed-route service
- Review and analyze available financial resources and costs
- Identification of alternative transit services for outlying areas and reactive strategies for Wichita Transit should Wichita's air quality reach nonattainment status, and
- Development of possible implementation procedures, actions, and improvement that are in line with Wichita Transit's current and anticipated future budgets.

Rieck further explained that Wichita Transit currently operates 17 routes with 76 vehicles (53 buses and 23 vans), with Monday through Saturday service. He noted that they service just over 8,000 riders per weekday. Additionally, he noted that Wichita Transit operates on a budget of \$10 million with funding coming from: Fares (17%), Local (35%), State (13%), Federal (34%), and Other (1%).

Rieck noted that Wichita Transit is looking to improve its service and provide a better return on the public investment, thus the reason they were presenting at all of the DABs to hear the feedback of the community and community leaders. **Rieck** also noted that there would be focus groups, on-board surveys, general population surveys, key employer interviews, community leader interviews and others such as a citizen advisory group.

Tipton noted that she would like to see the hours of service expanded, evening looking at a 2nd and 3rd shift to accommodate the transportation for workers and organizations who have those schedules. Additionally, expanding the service to Sunday should also be reviewed.

Brown-Foster noted that it would be helpful if the schedules were posted on the street so that people were aware of the routes and when buses were going to arrive. **Brown-Foster** added that shelters needed to be added to the bus stops as well. Additionally, this would add for a place to place the bus schedules as well as cover individuals from the bad weather. **Brown-Foster** also wanted to know how Wichita Transit handled early bus arrivals. She noted that she has seen where the bus arrives early and the people are not there and the bus just leaves.

Rieck asked if she saw that happening a lot. **Brown-Foster** responded yes on 21st Street a few weeks ago.

Domitrovic asked if Wichita Transit would pass out the surveys. **Rieck** advised that they would randomly pick passengers on the bus and administer the survey. **Domitrovic** wanted to know if a Neighborhood Association wanted copies of the survey where could they get them. **Rieck** stated that they were also going to do a mail survey to the general public. **Domitrovic** wanted to know if the survey could be sent to Porter for distribution to the Neighborhood Association. **Rieck** advised that he would see what he could do.

Finney wanted to know if Wichita Transit would visit with SRS and unemployment agencies to see what their needs are. **Rieck** stated that they would check.

Stiff wanted to know if Transit worked with Human Service Agencies? **Rieck** stated that they currently work with six agencies to carry our passengers. **Lawrence** stated that Timbers was the largest and the vast majority of the riders are Timbers. **Rieck** noted that Timbers was actually small and that Ketch and Starkey are the largest companies.

Stiff noted that he thinks more information needs to be made available.

Brown-Foster wanted to know if bus passes and cards were still sold for adults and seniors and are they at grocery stores. **Rieck** responded yes.

CM Williams wanted to know if we have pamphlets and brochures at the Neighborhood City Halls. **Rieck** said he would check and see if that was possible.

Rich noted that many of the people who go to SRS are bus riders, so it might be a good idea to coordinate with them. **Stiff** added that it would be beneficial to strengthen the relationship between Transit and Human Service agencies.

Finey noted that marketing would be great and having the shelters would also be beneficial. **Finey** noted that not having the shelters is a deterrent to riding the bus.

Thompson wanted to know what has become of the discussion of adding shelters. **Rieck** responded that Wichita Transit has put out about 20 shelters sporadically throughout the city and has added several benches.

Lawrence asked if a park-in-ride was in the plan. **Rieck** explained that they are looking at trends and new systems to attract more riders. He stated that Wichita Transit is looking at several ways to get people out and riding the buses.

Janet Wilson, 1152 N Estelle, wanted to know if they were talking with the schools and hospitals. **Rieck** noted that they were speaking Via Christi, but had not talked with schools but probably should include them in the process. **Wilson** also wanted to know if they could look at frequencies and maybe reduce from 1 hour to 30 minutes. **Rieck** stated they will. **Wilson** also noted that trains on 17th and 21st also cause a delay for the buses. She noted that when trains are blocking buses from passing, they take an alternate route and they do not even come to some of the stops on the original route, thus leaving the passengers to wait for over an hour. **Wilson** also noted that there are some non-stop buses that you must call in advance to schedule them to stop at 15th & Mosley for example. Additionally, she wanted to know if Wichita Transit is looking into servicing more events.

Anthony Saber, wanted to know if they considered posting the routes in the yellow pages. **Rieck** stated that they would look into that option.

Citizen wanted to know does the plan include a floating transportation tax. **Rieck** stated that they are looking at funding options.

Thomsen noted that the phone book and shelters were great places to place the routes and schedules.

Stiff stated that they should touch base with large employers and social services.

CM Williams thanked staff for their report.

5. CUP2008-00002

Jess McNeely, Planning Department, presented information on the request to amend the CUP to allow for a car wash on Parcel 2, generally located south of 37th Street North and west of Rock Road. **McNeely** noted that the request had been heard by the MAPC on February 21st and was approved subject to the staff recommendation.

McNeely noted that the current CUP does not prohibit a car wash, but it does not specifically include a car wash. He noted that the adjacent land use included a bank, strip commercial center

to the north; a hotel, tire store, restaurant and commercial to the south; a convenience store and industrial manufacturing to the east; and an apartment complex to the west.

McNeely noted that the proposed car wash is an enclosed, automated, single lane and single bay facility. Two electronic menu boards with two queuing lanes are proposed, as well as 13 vacuum stations and an enclosed dumpster.

McNeely stated that staff was recommending approval based on the provisions listed on page 3 of the staff report:

1. DP-121 Parcel 2 Proposed Uses shall be amended to include: An enclosed, fully automated/conveyer propelled, one bay car wash.
2. The site shall be developed in conformance with the approved site plan.
3. The site shall have staff on-site during all business hours.
4. The noise standards of Sec IV-C.6 shall be complied with.
5. The circulation plan must be approved by the City Traffic Engineer.
6. The applicant shall submit a revised CUP document for review and approval by the Planning Director, prior to the operation of the car wash, within six months of approval by the MAPC or the City Council.
7. The applicant shall submit elevations of the car wash facility to Planning Staff for review and approval. The building materials shall be consistent with other buildings in DP-121.
8. The site shall conform to the Landscape Ordinance; a landscape plan submitted by a Kansas Landscape Architect shall require Planning Staff approval. The landscape plan shall include parking lot screening landscaping along the western site boundary.
9. The site shall be developed and operated in compliance with all federal, state, and local rules and regulations, including all the provisions of CUP DP-121.

Thomsen wanted to know what the hours of the facility would be. **Phil Meyer (Agent)** responded that the facility would be open from 8 a.m. to 8 p.m.

Domitrovic wanted to know if there were any drainage issues. **Meyer** advised that storm water would be sent to the property to the west. He noted that there was a detention pond and they would not need to make any adjustments for the project.

Brown-Foster wanted to know if the facility would have vacuums and paper towels. **Meyer** stated that they would have 12-16 free manual vacuums, but they would not have paper towels, as your vehicle would be dry before exiting the bay.

Tipton stated she thought this was a wonderful idea. She also wanted to clarify that she heard the cost correct, as \$3.00. **Ronnie Korbin**, confirmed that yes the car wash would be \$3.00, but there would be other options for the service going between \$3.00 and \$10.00. He also noted that

the bay is a conveyor, similar to the models at Quik Trip. He stated that they will be able to wash about 130 cars per hour and that each vehicle should be washed within 4 minutes.

Thomsen asked where Legend's Car Wash originated. **Korbin** stated Forthsmith Arkansas. Additionally we are under construction at 13th & Maize and Central & Webb. **Thomsen** asked where have you completed a project. **Korbin** responded in Tulsa and Oklahoma as Boomerang Car Wash.

Korbin also noted that they also have fundraising programs for organizations. He also noted that 75% of the water would be reclaimed and reused, and they are hoping to take it up to 90%.

Thomsen responded that he thought the project would be great.

Roberts (Thomsen) motion to approve the request based on staff's recommendation. Motion carried. (10:0)

6. CON2008-00001

Jess McNeely, Planning Department, presented information on the conditional use request for an accessory apartment generally located north and east of the intersection of South Estelle and east of Gilbert (640 S. Estelle). **McNeely** noted that the request would be heard by the MAPC on March 13th.

Neely explained that the primary structures on the property were duplexes and the accessory apartment was built in 1995. **McNeely** further explained that the adjacent land use included a duplex to the north and single-family residences to the south, east, and west.

McNeely noted that staff is recommending approval based on the conditions listed in the staff report:

1. The accessory apartment shall be subject to all requirements of Section III-D.6.a of the Unified Zoning Code.
2. The applicant shall obtain all applicable permits, including but not limited to: building, health, and zoning.
3. The site shall be developed in general conformance with the approved site plan.
4. Construction of improvements shall be completed within one year of approval of the Conditional Use.
5. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in the Unified Zoning Code, may, with the concurrence of the Planning Director, declare the Conditional Use null and void.

Judy Ward, (Owner), 640 S Estelle, stated that it has been three properties since she has owned the properties in the 1980's.

Thompson wanted to clarify which property was in question. Clarification was made.

Domotrovic (Brown-Foster) motioned to approve the request based on staff recommendation. Motion carried. (10:0)

Board Agenda

7. Updates, Issues, and Reports

CM Williams asked the Board if there were any updates to report.

Brown-Foster stated that Pure & Simple in the Park would take place during Spring Break on March 19th at McAdams. She noted that breakfast, lunch and snacks would be served. Additionally there would be prizes. She also stated that parents could sign their children up for the program on Saturday, March 15th from 9 a.m. to 11:30 a.m. at the Atwater Neighborhood City Hall.

Brown-Foster also noted that U.S. Post Master would be at the Millair Neighborhood Association meeting on Saturday, March 15th at 3:30 p.m. The meeting will take place at the Patrol North substation. If the location is changed to the Atwater, Porter will send a message to the District I e-mail distribution list.

Stiff commented that he was glad our meeting time changed to 6:30 p.m.

CM Williams mentioned that there would be a Teen Summit on Saturday, March 8th at Saint Mark United Methodist, sponsored by David Gilkey and Kara Johnson.

Tipton announced that the College & Career Fair would take place Saturday, March 22nd at the Atwater Neighborhood City Hall from 9 a.m. to Noon.

Lawrence advised that the Access Advisory Board met and that Officer Nienstadt is looking into a pilot project for a computer aided dispatch. This project would allow citizens to register there home if they have handicaps individuals leaving in their home, so that the appropriate services are dispatched to the home. It will also allow emergency services to recognize that there maybe someone in the house that needs special assistance. **Lawrence** is hoping that this project goes through, as it is only in the research stages. She also noted that this would be a voluntary listing.

Thompson advised that the WIN general meeting would take place March 17th at 5:30 p.m. at the United Way. He noted that guest speaker would be someone from USD 259.

Thomsen advised that he learned of a mechanism to get case status on line and thought that this was a valuable tool for the community.

Mary Jo Bond, 4024 Charron, wanted to know if there was an update available from the Touch of Class meeting held on February 25th and if the update could be sent out to the distribution.

CM Williams advised that there was some activity at 21st & Belmont and it has been addressed. Both the Code Enforcement Inspector and Police Officer went out to address the concern. Additionally, there was some activity on 21st & Oliver and that has also been addressed.

CM Williams stated the community needed to make sure that they inform us of issues in the community as staff may or may not know about an issue.

CM Williams also informed the Board about the 21st Street Business meeting. An invitation would be sent to them.

With no further business, **Roberts (Tipton)** made a motion to adjourn. Motion carried 10-0. The meeting adjourned at 8:20 p.m.

Respectfully Submitted,
LaShonda Porter
Neighborhood Assistant